



PLANNING & COMMUNITY DEVELOPMENT
PLANNING DIVISION

LEGAL NOTICE
Planning Board
TOWN OF NEEDHAM
NOTICE OF HEARING

In accordance with the provisions of M.G.L., Chapter 40A, S.11; the Needham Zoning By-Laws, Section 7.4, the Needham Planning Board will hold a public hearing on Tuesday, September 24, 2024 at 7:00 p.m. in the Charles River Room, Needham Public Services Administration Building, 500 Dedham Avenue, Needham, MA, as well as by Zoom Web ID Number 880 4672 5264 (further instructions for accessing by Zoom are below), regarding the application of Needham Housing Authority (NHA), 21 Highland Circle, Suite 10, Needham, MA, for a Major Project Special Permit under Site Plan Review, Section 7.4 of the Needham Zoning By-Law.

The subject property is located at 0 Linden Street and 5 Chambers Street. The property is located in the Affordable Housing District pursuant to the amendments of the Zoning By-Law voted at the May 2024 Annual Town Meeting, which amendments remain subject to review and approval by the Massachusetts Attorney General. The property is shown on Assessors Plan No. 133 as Parcels 23 and 24, as well as Assessors Plan No. 134 as Parcel 41, containing a total of 478,540 square feet (10.9858 acres).

The requested Major Project Site Plan Review Special Permit, would, if granted, permit the Petitioner to redevelop its Linden-Chambers property. The redevelopment would result in an increase in the number of affordable housing units on the Property from the current 152 units to 216 units, an increase of 64 units.

The NHA proposes to redevelop the Property in two Phases. Phase I involves the Linden Street buildings on the Property, and it is divided into Phases 1A and 1B. The subject of this site plan review application is Phase I. Phase II involves the five Chambers Street buildings on the Property, the redevelopment of which is not part of this application.

During Phase IA, the NHA will demolish 10 existing buildings at 138, 140, 144, 146, 150, 152, 156, 158, 166, and 168 Linden Street. The 40 residents living in those units will be temporarily relocated, at no cost to them, to comparable or better dwelling units until they can be moved back into new units. Phase 1A of the redevelopment, providing 76 units and the common facilities for the proposed new Linden Street building, will be constructed. Then the original residents of the 10 buildings will be allowed to move into the north wing.

During Phase IB, the NHA will demolish the 8 remaining buildings at 170, 172, 174, 180, 182, 184, 186, and 188 Linden Street. The 32 residents of those buildings will be moved into the new building which was constructed during Phase 1A. The construction of the second, southerly wing of the new Linden Street building, with 60 new units, will proceed.

In accordance with the Zoning By-Law, Section 7.4, a Site Plan Review Special Permit is required.

To view and participate in this virtual meeting on your phone, download the “Zoom Cloud Meetings” app in any app store or at www.zoom.us. At the above date and time, click on “Join a Meeting” and enter the following Meeting ID: 880 4672 5264

To view and participate in this virtual meeting on your computer, at the above date and time, go to www.zoom.us click “Join a Meeting” and enter the following ID: 880 4672 5264

Or to Listen by Telephone: Dial (for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782 Then enter ID: 880 4672 5264

Direct Link to meeting: <https://us02web.zoom.us/j/88046725264>

The application may be viewed at this link:

<https://www.needhamma.gov/Archive.aspx?AMID=146&Type=&ADID=> . Interested persons are encouraged to attend the public hearing and make their views known to the Planning Board. This legal notice is also posted on the Massachusetts Newspaper Publishers Association’s (MNPA) website at (<http://masspublicnotices.org/>).

NEEDHAM PLANNING BOARD

Needham Hometown Weekly, September 5, 2024 and September 12, 2024.